

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: March 2, 2006

ITEM NO. _____

SUBJECT	Desert Mountain Phase III Unit Forty-three, 20-PP-2005 & 95-DR-2005.
REQUEST	<ol style="list-style-type: none">1. Request approval of a Preliminary Plat for Phase III of Desert Mountain Unit Forty-three (Saguaro Forest at Desert Mountain Part 14) for a 20-Lot residential community on 58.192 +/- acres.2. Request to approve; site plan, cut and fill conditions, architectural design, landscape design, and common amenity design. <p>Key Items for Consideration:</p> <ul style="list-style-type: none">• The proposed project has land use, density and lot sizes similar to existing projects and consistent with the Desert Mountain Master Environmental Concept Plan approved by the City.• Change in land use designation from commercial to residential (8-GP-2004).
OWNER	Desert Mountain Properties 480-595-4242
APPLICANT CONTACT	Todd Bruen Desert Mountain Properties 480-595-4000
LOCATION	West on N. Chiricahua Pass, North of E. Grapevine Pass
BACKGROUND	<p>Zoning.</p> <p>Desert Mountain is a master planned community. The site is zoned Single Family, and Resort Townhouse Residential District with the Environmentally Sensitive Land Ordinance overlay R1-35ESL and R-4R/ESL. The site consists of:</p> <ul style="list-style-type: none">• 56.15 acres zoned R-4R/ESL requires DRB approval for single family homes and accessory buildings.• 2.042 acres zoned R1-35/ESL <p>Context.</p> <p>This site is located within the northwest corner of the master planned community along the foothills of the Continental Mountains. The western portion of the site is located in the Upper Desert Landform and consists of 1.46 acres. The eastern portion of the site is located in the Hillside Landform and consists of 65.73 acres. The site consists of very rugged terrain which includes sloping plateau areas, rolling ridges, deeply incised washes, dominant landforms, steep side slopes and the Continental Mountains as part of the overall plat. The entrance to the site is from the main roadway (Chiricahua Road) that is continued from Saguaro Forest Unit 42.</p>

The surrounding land uses and zoning are:

- North: Tonto National Forest
- South: Carefree ranch homesteads (R1-190 ESL), Saguaro Forest unit 42 (R1- 35 ESL)
- East: Tonto National Forest
- West: Conservation Open Space (CO)

History.

The previous DRB approvals in the area consist of plats to the south, and southeast. The overall community is private and gated however the public trail, as stipulated in the master zoning case will continue from Saguaro Forest through the Grapevine Wash towards the north and northeastern boundaries of the site.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The proposed project includes preliminary plat, site plan, cuts and fills greater than eight feet, three residential unit types on 20-lots, casita, and clubhouse for the Saguaro Forest section of the Desert Mountain Master Planned Community.

Residential Units

The applicant proposes to construct single-family detached homes on this parcel in a design style similar to a desert contemporary ranch. The residential homes, community building, and casitas are constructed of wood frame, wood doors, wood facia, cementitious stucco exterior, synthetic stone veneer facades, columns, chimney (lone star stone multiple shades of browns and grays-Pocono blend), and concrete tile roofs (Monier life tile, brown blend in color). The applicant is using the Dunn Edwards (DE) brand for all painted surfaces. The garage doors are made of exposed wood elements brown in color (Log Cabin DE 162).

1. Plan 1 Single Family: two-story unit with approximately 4118 square feet main level, 476 square feet upper level casita, and a 3-car garage. Exterior stucco color consists of light brown (Whole Wheat DE 6124), and dark brown (Chocolate Chunk DE 6070). The trim is made of wood and brown (Log Cabin DE 162) in color.
2. Plan 2 Single Family: one story unit with approximately 4040 square feet on the main level. Exterior stucco color consists of light brown (Wandering Road DE 6076), and reddish (Dark Ruby DE 66028). The trim is made of wood and brown (Log Cabin DE 162) in color.
3. Plan 3 Single Family: one story unit with approximately 4389 square feet on the main level. Exterior stucco color consists of green (Olive Court DE 174), brown (Mission Trail DE 6223), and gray (Weather Board DE 6222). The trim is made of wood and brown (Log Cabin DE 162) in color.
4. The Community Building: one story unit with exterior stucco color consisting of reddish, (Dark Ruby DE 66028) light brown (Wandering Road DE 6076). The trim is made of wood and brown (Log Cabin DE 162) in color.
5. The Casita: one story unit with exterior stucco color consisting of green (Olive Court DE 174), and brown (Mission Trail DE 6223). The trim is

made of wood and brown (Log Cabin DE 162) in color.

Key Issues.

Due to the rugged and steeply sloping terrain within portions of Saguaro Forest, cuts and fills over eight feet are unavoidable, and will be treated to minimize the visual impact of grading. Desert Mountain has been successful in the treatment of cuts and fills over eight feet in previous developments within the Desert Mountain Master Plan Community.

IMPACT ANALYSIS

Traffic.

The proposed subdivision will have access from North Chiricahua Pass. No adverse traffic impacts are anticipated.

Water/Sewer.

The applicant will provide necessary lines for water and sewer to serve the project.

Police/Fire.

The site will be served by the City of Scottsdale Fire and Police Departments and Rural Metro emergency services. The proposal has been reviewed and meets the requirements of these agencies.

Schools.

Cave Creek Unified School District has been notified of this application.

Community Involvement.

The applicant has notified the surrounding neighbors. Other than general inquiries, there have been no comments regarding this case.

STAFF

RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE

DEPT(S)

Planning and Development Services Department

Current Planning Services

STAFF CONTACT(S)

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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat
5. Illustrative Site Plan
6. Landscape Plan
7. Elevations
- A. 20-PP-2005/95-DR-2005 Fire Ordinance Requirements
- B. 20-PP-2005 Stipulations/Zoning Ordinance Requirements
- C. 95-DR-2005 Stipulations/Zoning Ordinance Requirements

Project Narrative

The Saguaro Forest at Desert Mountain – Part Fourteen (Desert Mountain, Phase III, Unit Forty-Three)

Development Review Board Application

Preliminary Plat Application

333-PA-05

November 2005

Introduction

Desert Mountain's Master Plan is based upon the concept of creating several small-scale residential villages within the overall project. Each village is carefully planned to fit harmoniously with the natural desert and within the community context of the Master Plan. *The Saguaro Forest* represents the largest and most dramatic residential village within the entire community and is made up of several small residential enclaves located in and around the Chiricahua Golf Course.

With this application, Desert Mountain Properties is requesting Scottsdale's Development Review Board approval of the Preliminary Plat for The Saguaro Forest at Desert Mountain – Part Fourteen. The request is more specifically for approval of the site plan, cut & fill conditions, retaining wall conditions and heights, street and driveway design (including unique design criteria and special conditions), fire and emergency access, water design report, and wastewater design reports.

This residential enclave is the second phase of developer-built luxury homes that will be located within The Saguaro Forest community, the first being The Chiricahua Villas. Located to the northeast of the recently plated Saguaro Forest Part-Twelve, the very rugged terrain of this parcel includes rolling hills, sloping plateaus, deeply incised washes and steep slopes that create spectacular views of city lights, open space, natural landforms and the adjacent mountains. This Preliminary Plat consists of **20 homesites on 58.192 gross acres** for an ultra-low **gross density of only 0.35 units per acre**. Lot sizes range from a minimum of .054 acres to as large as 4.06 acres with an **average** lot size of 2.0 acres per lot. Desert Mountain Properties plans to develop and construct the entire project, including the homes.

Zoning

This project is primarily zoned R-4R and also zoned R1-35 ESL under zoning case #31-ZN-92. The amended development standards for the R-4R zoning district as approved by zoning case #31-ZN-92 shall apply to this application. The land use, density, and lot sizes are consistent with the General Plan and the approved Master Plan for Desert Mountain. Although the approved zoning unit cap in the R-4R district allows up to 438 total units, Desert Mountain has elected a significantly lower density due to our desire to develop very large custom homesites and due to environmental, visual and community considerations.

This Preliminary Plat consists of a total of 58.192 acres and is made up of two zoning districts:

- 56.15 acres zoned R-4R
- 2.04 acres zoned R1-35 ESL

Location

The Saguaro Forest at Desert Mountain – Part Fourteen is located in the northwest portion of the Desert Mountain Master Plan at the base of the Continental Mountains. The site is accessed through the community via Desert Mountain Parkway, which is the primary circulation route throughout the community. Residents and guests will pass through the Saguaro Forest Caretakers Cottage and follow Saguaro Forest Drive to Chiricahua Pass. Chiricahua Pass provides the primary access to this site. A secondary means of access to this site is provided from the east along Reflecting Mountain Way, a street within Saguaro Forest – Part Six, which connects to Chiricahua Pass.

Site Design

The natural terrain of this project is extremely diverse and includes sloping plateau areas, rugged rolling ridges, deeply incised washes, dominant landforms, steep side slopes and a dramatic mountain backdrop. The design of the site carefully incorporates these natural formations in a manner that will cause minimal disturbance to the natural desert.

Each lot will have a building envelope within which all construction activity must be contained. Each building envelope has been carefully designed “in the field” to avoid the natural washes and to avoid very steep slopes so that the homes will be located where they are best suited on the terrain. These building envelopes further reinforce the harmonious tie to the natural desert. In addition, the site design of the homes have varying setbacks from the street as well as finished floor levels that step with the terrain, all in an effort to create a more natural design response. Naturally contoured grading and arid-type landscaping will result in finished homes that quietly nestle into the site.

The streets have been located based on the natural characteristics of the site with the desire to minimize the visual impact by placing the streets in the low portions of the site or in locations that will be generally hidden from a distance. Wherever possible, the street was designed to

follow an existing jeep trail scar. Modified street standards are being requested to further minimize the impact of the roads on the natural environment.

Architecture Design

Desert Mountain Properties proposes to construct single-family detached homes on this parcel in a design style similar to a desert contemporary ranch. The architectural design of these homes is consistent with the “Desert Contemporary” style described in the Saguaro Forest Master Environmental Design Concept Plan (MEDCP) Amendment.

ESL Landforms and Special Features

The Saguaro Forest at Desert Mountain – Part Eleven is located in two ESL Landform Classifications. The western portion of the site is located in the Upper Desert Landform and consists of 1.46 acres. The eastern portion of the site is located in the Hillside Landform and consists of 56.73 acres. The landform line is taken from the City of Scottsdale’s ESLO Landforms and Protected Peaks and Ridges Map, No. 54. NO revisions to the ESLO Map are being requested by this application.

None of the special features identified on the City’s ESLO Special Features Map will be impacted by this proposed development. The only applicable Special Features condition is a Protected Ridge Line and no development is proposed within 500’ of the Protected Ridge Line.

ESL Development Intensity Within The Hillside Landform

Per Zoning Case #31-ZN-92, approved by City Council October 5, 1992, Section III.C, Density, “Buildings may cover an aggregate area of fifty (50) percent of the Overall Site excluding uncovered patio terraces, walkways, driveways, parking areas or garden walls, but including covered patios for each unit.” The aggregate improvements for this proposed subdivision, including all buildings, roadways, drives, patios, both covered and uncovered and walls cover only twenty seven (27) percent of the total parcel.

Existing Amended Development Standards

The existing Amended Development Standards approved for the R-4R Zoning Districts at Desert Mountain under Case #31-ZN-92 shall apply to the R-4R portions of this project.

City Council Approvals

Stipulation #3 of zoning case #31-ZN-92 and stipulation #3 of zoning case #31-ZN-93 require that the site plan for this project be approved by the City Council since development is proposed within the R-4R zoning District.

Stipulation #5 of zoning case #31-ZN-93#2 and Stipulation #5 of zoning case #31-ZN-93 require that the site plan for this project be approved by the City Council subsequent to approval by the Development Review Board since development is proposed within the Hillside Landform. As has been done on previous subdivisions within Desert Mountain, this site plan will be submitted to the City Council for approval to satisfy this stipulation at the same time the City Council reviews the Final Plat.

Saguaro Forest Master Environmental Design Concept Plan (MEDCP) Amendment

The community design theme that includes streetscapes, landscaping, monument signage, retaining walls, drainage structures, bridge structures, lighting and other community design elements will be in conformance with the approved Saguaro Forest Master Environmental Design Concept Plan (MEDCP) Amendment previously approved by the Development Review Board, unless otherwise specifically noted in this application. For example, this application requests approval of four new types of retaining walls that are specific to this subdivision, which were not approved as part of the overall Saguaro Forest MEDCP but some of which have been **approved and built** in previous subdivisions within Saguaro Forest.

Entry Features / Site Elements / Landscaping

As noted above, this project is covered by The Saguaro Forest Master Environmental Design Concept Plan (MEDCP) Amendment. The MEDCP includes aesthetic treatment of entry features, gates, mailboxes, bridges, major drainage structures, retaining walls, lighting and landscaping. In general, our goal for the Saguaro Forest is to utilize materials and colors that harmonize with the natural desert environment, yet at the same time provide a slightly unique flavor from the rest of Desert Mountain.

Over the last twenty years, Desert Mountain Properties has evolved one of the finest revegetation programs in the Sonoran Desert. This experience allows our landscape crews to revegetate areas disturbed by construction in a manner that appears natural upon maturity and blends seamlessly with the natural, undisturbed landscape. The natural desert planting will be carried up to the site walls of the homes on the view side, while entry, patio and side yard areas of the homes will be enhanced desert landscaping consisting of native plants and non-indigenous, desert-type, accent and flowering plants. The landscape palette, design concept and methodology for revegetation is approved as part of the Saguaro Forest MEDCP Amendment. Desert Mountain Properties requests that landscape and irrigation plans not be required with the final plans submittal for this subdivision and instead the revegetation landscape program described in the Saguaro Forest MEDCP Amendment be stipulated and utilized.

Colors and Materials

The colors and materials for this project will be in conformance with the approved Saguaro Forest MEDCP. Therefore, a separate color and material board has not been submitted with this application.

Cuts and Fills / Retaining Walls

Due to the rugged and rolling terrain within portions of the Saguaro Forest, cuts, fills and grading conditions require creative treatment. As shown on the Cuts and Fills site plan, there are a few areas of cut in excess of twenty feet and fill in excess of fifteen feet, but given the significant topographic change and rugged terrain, it is amazing that so few areas of cut or fill exceed these amounts. In most cases, the impact of these larger cuts or fills has been mitigated.

Very similar to the recently platted Saguaro Forest Part-Eleven and Saguaro Forest Part-Twelve, significant cut and fill conditions are mitigated through the use of retaining walls. The retaining walls, which vary in height based on the specific site conditions, will conceal a large portion of the cut condition. Portions of the cut, above or on the side of the retaining walls, will be naturally contoured and revegetated in such a manner as to match the character of the natural desert upon maturity.

These retaining wall configurations are used to best minimize the potential cut scaring and excessive fill slope. There are five (5) types of retaining walls proposed for this project. The first being a standard uphill retaining wall, varying in height, but with a design concept that was approved in the Saguaro Forest MEDCP. Due to unique circumstances within the terrain, the four new retaining wall types, although similar to walls designed and built in previous Saguaro Forest subdivisions, will be introduced into this project as a method to minimize the impact of large exposed cuts or fills. The second retaining wall is a double-tiered uphill retaining wall that consists of two walls varying in height. The third retaining wall is comparable to the second only consisting of an additional wall making a triple-tiered uphill retaining wall. The fourth and fifth, as detailed in this application, are a single downhill and a double-tiered downhill retaining wall varying in height. The locations of these retaining wall types are not visible from off-site and will not even be visible from a majority of Desert Mountain.

While it may seem that these are tall retaining walls, the reality is that when placed against the natural terrain, these new wall types are not out of scale as proven in the similar multiple tiered walls previously built in Saguaro Forest. For example, a double tiered uphill retaining wall with a combined height of 20' is not that tall when you consider that the hillside behind rises 50' to 75' or more. The scale of these new wall types is very appropriate for the scale of the natural terrain. Since the new retaining wall types were not included in the previously approved Saguaro Forest MEDCP, Desert Mountain **requests specific approval** by the Development Review Board as part of this application.

NAOS

Due to the low-density of this application, sufficient NAOS will be provided for this project in common tracts as well as on-lot NAOS. The NAOS calculations show an NAOS requirement of 39.876 acres and a preliminary NAOS available of approximately 42.339 acres (**which is over 70% of the "development area" of the site**). A final, graphic, non-dimensioned NAOS exhibit

will be submitted to the City for approval to clearly document the on-lot NAOS requirements for each lot at the time of Final Plat.

Desert Mountain Properties reserves the right to deposit any excess NAOS in the Desert Mountain Master NAOS Bank.

Phasing

Although shown and intended to be a single phase of development, due to environmental constraints, this project may be developed in two phases.

If this project were developed in two phases, it would be divided as follows:

- First Phase – Lots 16 through 20 (inclusive)
- Second Phase – Lots 1 through 15 (inclusive)

Circulation

The 1997 Desert Mountain Circulation Master Plan included modified street and driveway design standards that have evolved in response to the terrain and environmental conditions at Desert Mountain. Desert Mountain requests the use of these modified standards to ensure the highest environmental sensitivity in the design and construction of the streets and access ways within this project. These amended street and driveway design standards have proven on previous Desert Mountain projects to be highly successful in minimizing the visual impact of the street without hindering emergency, service or utility access.

In addition to the modified street design standards of the 1997 Desert Mountain Circulation Master Plan, Desert Mountain requests approval of the use of a minimum sag curve K-value of 10. As previously approved on other Desert Mountain Projects and as documented in our letter to the City of May 17, 1999, the use of these reduced K-values will significantly reduce the impact of development by minimizing cuts, fills and grading conditions.

Desert Mountain **requests specific approval** by the Development Review Board and the Transportation Department of these standards as part of this application.

Shared Residential Driveways

As per the submitted site plan, this application proposes three (3) Shared Residential Driveways. These shared driveways will be located within a Common Access Easement (C.A.E.), and all drives are less than 300' long. The following lots have Shared Residential Driveways as listed below:

<u>Lots Served</u>	<u>Length</u>	<u>Drive Width</u>
6 & 7	± 250'	16'
11 & 12	± 130'	16'
13 & 14	± 270'	16'

The desire to use Shared Residential Driveways was to simply reduce the environmental impact that would otherwise be caused by a standard street. The use of a Shared Residential Driveways to serve these lots results in less grading, less cut, less fill, fewer retaining walls, less paving and significantly less visual impact.

To mitigate potential concerns of these Shared Residential Driveways, the following measures have been taken, and are shown on the submitted site plan:

- Emergency vehicle turnarounds are provided at logical intervals, as shown on the submitted site plan.
- It is understood that sanitation pickup by the City of Scottsdale will be limited to dedicated streets within Tracts and that the City of Scottsdale will not access the Shared Residential Driveways for sanitation collection. This has not been a problem in the past at Desert Mountain since Desert Mountain Properties discloses to its potential buyers this condition. Future homeowners will also have the option of contracting with private sanitation collection services, which typically are willing to access up to the home along the shared driveways.

With this application, Desert Mountain Properties **requests that each Shared Residential Driveway, as shown on the submitted site plan, be approved** by the Development Review Board and Scottsdale Fire Department in order to minimize the impact of an otherwise full street in this visually and environmentally sensitive area.

Emergency and Fire Access

Based on a several preliminary meetings with Rural-Metro in the year 2004, this application proposes several design solutions recommended by Rural-Metro. These design solutions include the following:

Streets / Infrastructure

- Street grades and design standards shall conform to the Desert Mountain 1997 Circulation Master Plan, including any amendments or revisions, as noted above. Street design profiles have been included in this application so that Scottsdale Fire can approve the proposed grades and grade lengths as part of this Development Review Board approval. This specifically includes the ability to use street grades up to 17% as allowed under the Desert Mountain 1997 Circulation Master Plan.
- The potable water system shall be designed to ensure that there is not a “dead end” waterline longer than 1200’. To accomplish this criteria, dual or parallel water lines may need to be installed. This water line shall be designed to maintain required fire flows in both parallel lines at all times. (Refer to Waster Design Report noted below.)

Residential Driveways

- Driveway grades and design standards shall conform to the Desert Mountain 1997 Circulation Master Plan, including any amendments or revisions, as noted above. This

specifically includes the ability to use driveway grades up to 17% as allowed under the Desert Mountain 1997 Circulation Master Plan.

- Emergency vehicle turnarounds will be provided on shared drives greater than 200' long, and operational platforms will be provided on drives greater than 200' long and on drives adjacent to streets with grades over 12%.
- Drives will meet the Fire department width requirement based on their lengths and access grades (typical minimum width is 16'), and in some cases, the widths will be greater than the minimum required.

With this application, Desert Mountain Properties **requests specific approval** by Scottsdale Fire Department of these proposed design solutions with this Development Review Board and Preliminary Plat application.

Water and Wastewater Design Reports

As per the approved Water Master Plan and the Wastewater Master Plan, Desert Mountain is submitting design reports to demonstrate compliance with the Water and Wastewater Master Plans as well as provide additional details and information for the Water Department to review. Desert Mountain **requests specific approval** of these Water and Wastewater Design Reports with this Development Review Board and Preliminary Plat application.

Public Trail Easement

A Public Trail Easement is provided along the west side of the project as required by the initial master plan zoning for Desert Mountain and as shown on the Circulation Master Plan. This easement will allow for a rural-standard, non-paved, multi-use, trail in accordance with City of Scottsdale standards.

The Public Trail Easement has been previously approved by the City of Scottsdale's Trail's Planner at the time Desert Mountain Phase III, Unit Forty-Two, Saguaro Forest- Part Twelve was recorded. Any area of trail that was not dedicated within that plat and crosses the proposed development will have the same language, text and format as used on previous portions of this trail and will be dedicated on the Final Plat.

Archeology Report

Included in this submittal is the archeological report prepared by SWCA, Inc. dated January 2005 and an approval letter from the Department of The Army dated August 24, 2005 that indicates only one (1) isolated occurrence that was discovered within the boundaries of this proposed subdivision. The one archeological site (AZ U:1:409 (ASM)) is recorded and approved by the Department of The Army and the National Register of Historic Places (NRHP) as an ineligible site and therefore this one site does **NOT** warrant preservation or further investigation. Desert Mountain **requests specific approval** of the City's Preservation Department with this Development Review Board and Preliminary Plat application.

Closing

This project will continue the success and high standards of quality-designed, developer-built, luxury-homes at Desert Mountain. With this application, Desert Mountain Properties requests Development Review Board approval and Preliminary Plat approval of The Saguaro Forest at Desert Mountain – Part Fourteen



Q.S.
70-50,
69-50

G.I.S. ORTHOPHOTO 2003

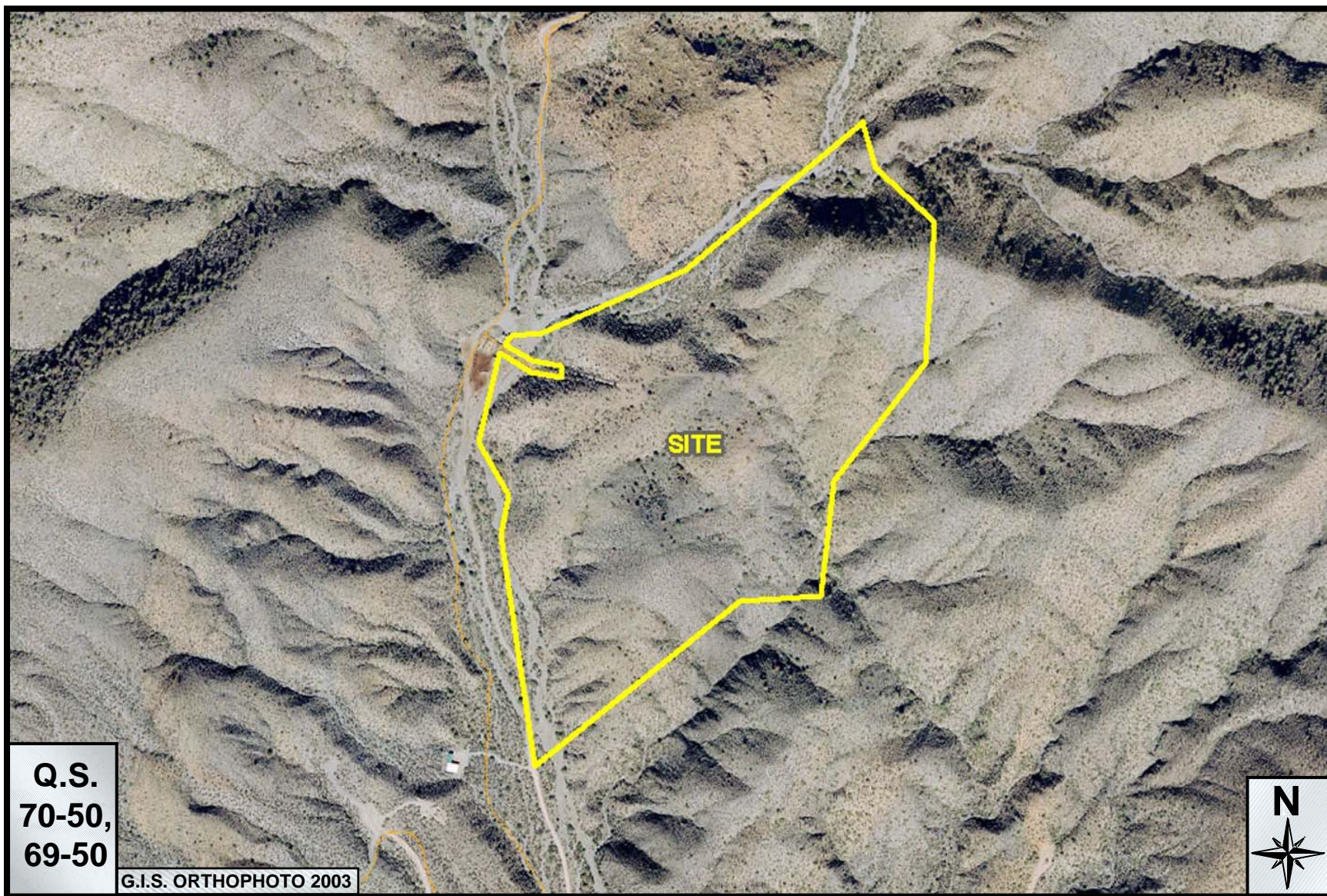
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Desert Mountain Phase III Unit Forty Three

20-PP-2005/95-DR-2005

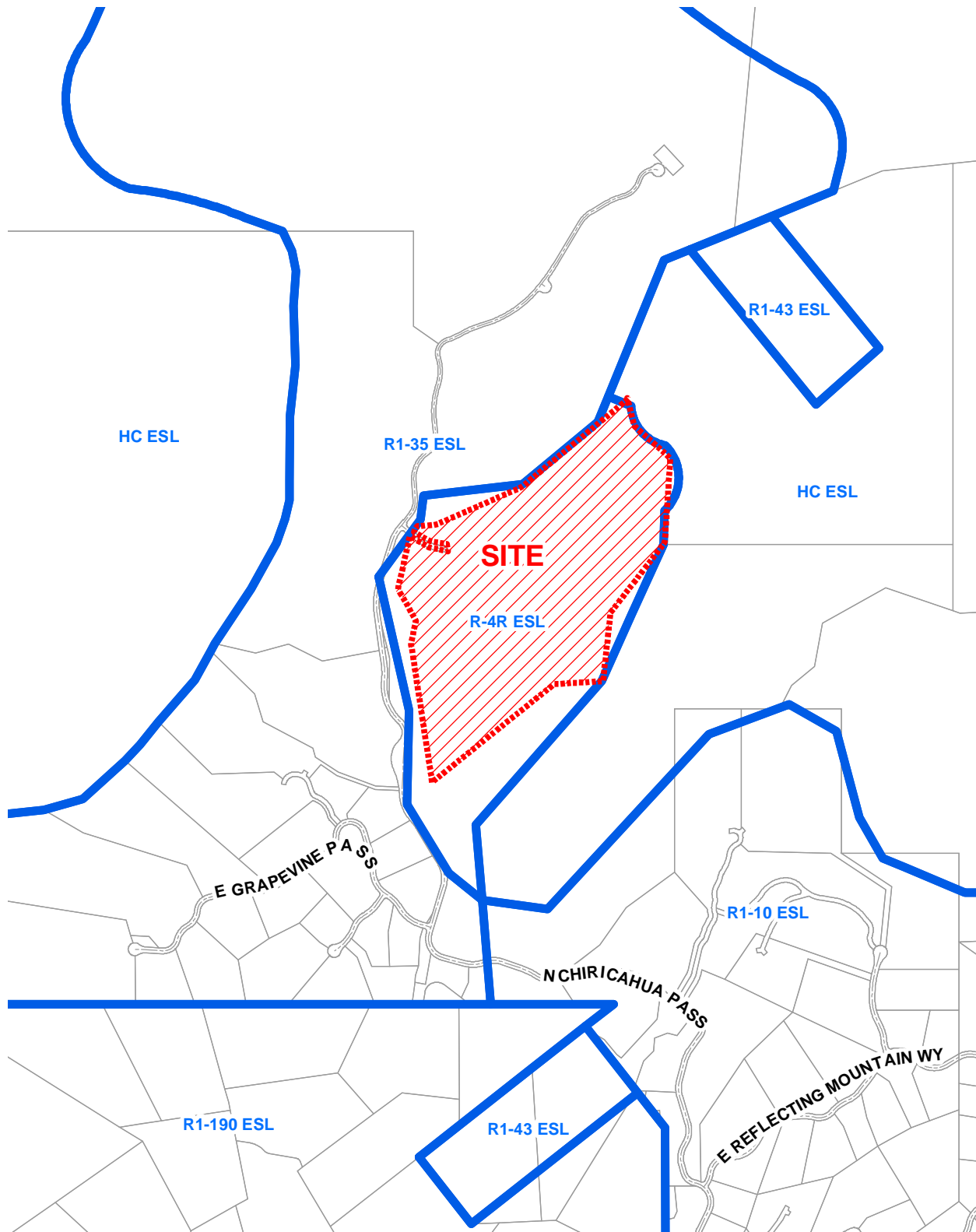
ATTACHMENT #2



Desert Mountain Phase III Unit Forty Three

20-PP-2005/95-DR-2005

ATTACHMENT #2A



95-DR-2005

ATTACHMENT #3

I

PRELIMINARY PLAT DESERT MOUNTAIN PHASE III, UNIT FORTY-THREE

(THE SAGUARO FOREST AT DESERT MOUNTAIN - PART FOURTEEN)
LOCATED IN THE EAST HALF OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LAND DESCRIPTION:

THAT PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 7, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 7 BEARS SOUTH 89 DEGREES 59 MINUTES 26 SECONDS WEST AT A DISTANCE OF 2610.91 FEET;

THENCE NORTH 12 DEGREES 03 MINUTES 52 SECONDS EAST A DISTANCE OF 3047.81 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF NORTH CHIRICAHUA PASS, A PRIVATE ACCESS-WAY ACCORDING TO THE FINAL PLAT OF "DESERT MOUNTAIN PHASE III, UNIT FORTY-TWO, (THE SAGUARO AT DESERT MOUNTAIN PART - TWELVE)", A SUBDIVISION, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 731 OF MAPS, PAGE 33;

THENCE ALONG SAID EASTERLY RIGHT OF WAY, NORTH 17 DEGREES 10 MINUTES 45 SECONDS EAST A DISTANCE OF 66.32 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 17 DEGREES 10 MINUTES 45 SECONDS EAST A DISTANCE OF 237.62 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 258.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 19 DEGREES 00 MINUTES 26 SECONDS, A DISTANCE OF 94.59 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 92 DEGREES 02 MINUTES 44 SECONDS, A DISTANCE OF 32.43 FEET TO THE BEGINNING OF A TANGENT LINE;

THENCE SOUTH 51 DEGREES 46 MINUTES 05 SECONDS EAST ALONG SAID TANGENT LINE, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 107.85 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 375.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 35 DEGREES 28 MINUTES 51 SECONDS, A DISTANCE OF 232.22 FEET;

THENCE ALONG A LINE THAT IS RADIAL TO SAID LAST CURVE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 02 DEGREES 49 MINUTES 06 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A CURVE THAT IS CONCENTRIC TO SAID LAST CURVE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 335.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 35 DEGREES 28 MINUTES 51 SECONDS, A DISTANCE OF 207.45 FEET TO THE BEGINNING OF A TANGENT LINE;

THENCE ALONG SAID TANGENT LINE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 51 DEGREES 46 MINUTES 05 SECONDS WEST A DISTANCE OF 108.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 31.42 FEET;

THENCE ALONG A LINE THAT IS A RADIAL PROJECTION FROM SAID LAST CURVE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 51 DEGREES 46 MINUTES 05 SECONDS WEST A DISTANCE OF 3.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 38 DEGREES 13 MINUTES 55 SECONDS EAST A DISTANCE OF 82.50 FEET;

THENCE LEAVING SAID RIGHT OF WAY AND TRAVERSING THE FOLLOWING COURSES AND DISTANCES:

SOUTH 58 DEGREES 18 MINUTES 15 SECONDS EAST, 81.02 FEET;

NORTH 74 DEGREES 49 MINUTES 07 SECONDS EAST, 54.05 FEET;

NORTH 31 DEGREES 31 MINUTES 41 SECONDS EAST, 82.81 FEET;

NORTH 74 DEGREES 47 MINUTES 40 SECONDS EAST, 158.02 FEET;

NORTH 78 DEGREES 07 MINUTES 55 SECONDS EAST, 552.01 FEET;

NORTH 51 DEGREES 37 MINUTES 38 SECONDS EAST, 845.54 FEET;

NORTH 42 DEGREES 46 MINUTES 07 SECONDS EAST, 212.42 FEET;

SOUTH 34 DEGREES 14 MINUTES 42 SECONDS EAST, 172.82 FEET;

SOUTH 38 DEGREES 08 MINUTES 14 SECONDS EAST, 206.22 FEET;

SOUTH 00 DEGREES 26 MINUTES 18 SECONDS EAST, 287.35 FEET;

SOUTH 07 DEGREES 43 MINUTES 53 SECONDS WEST, 187.49 FEET;

SOUTH 33 DEGREES 06 MINUTES 23 SECONDS WEST, 555.07 FEET;

SOUTH 25 DEGREES 09 MINUTES 25 SECONDS WEST, 226.47 FEET;

SOUTH 07 DEGREES 54 MINUTES 11 SECONDS WEST, 470.35 FEET;

NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, 437.91 FEET;

SOUTH 43 DEGREES 34 MINUTES 38 SECONDS WEST, 854.89 FEET;

SOUTH 48 DEGREES 31 MINUTES 02 SECONDS WEST, 213.86 FEET;

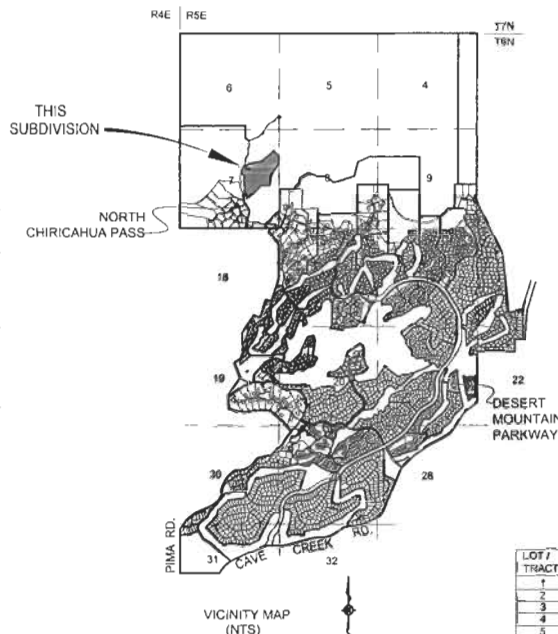
NORTH 14 DEGREES 18 MINUTES 24 SECONDS WEST, 324.16 FEET;

NORTH 08 DEGREES 26 MINUTES 54 SECONDS WEST, 740.87 FEET;

NORTH 12 DEGREES 32 MINUTES 02 SECONDS EAST, 130.46 FEET;

NORTH 34 DEGREES 24 MINUTES 01 SECONDS WEST, 287.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,534,903.75 SQUARE FEET OR 58.193 ACRES MORE OR LESS



LOT #	TRACT	AREA (AC.)
1	1	1.99
2	2	0.54
3	3	0.70
4	4	4.06
5	5	2.75
6	6	3.08
7	7	1.47
8	8	0.71
9	9	0.92
10	10	1.67
11	11	1.33
12	12	1.39
13	13	2.34
14	14	3.52
15	15	3.62
16	16	0.68
17	17	0.86
18	18	2.71
19	19	2.97
20	20	2.56
21	21	3.19
22	22	1.35
23	23	1.60
24	24	0.41
25	25	0.16
26	26	0.53

DEVELOPER:

DESERT MOUNTAIN PROPERTIES
10500 EAST DESERT HILLS DRIVE
SCOTTSDALE, ARIZONA 85262
TEL: (480) 566-4000
ATTN: TERRY BRUM

BASIS OF BEARINGS:

BASIS OF BEARINGS BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID LINE BEARS: S 89°59'26"W, HAVING A LINEAR DIMENSION OF 2610.91;

LEGEND:

Parcel Boundary	Parcel Boundary
Lot (Right of Way) Line	Lot (Right of Way) Line
Street Monument Line	Street Monument Line
Easement Line as Noted	Easement Line as Noted
Basics Limits	Basics Limits
Saniform Line (Per ES-10 Map)	Saniform Line (Per ES-10 Map)
Zoning Boundary (Approximate)	Zoning Boundary (Approximate)
Index Contour	Index Contour
Proposed Sewer Line	Proposed Sewer Line
Proposed Water Line	Proposed Water Line
V.C.E.	Volta Corridor Easement
P.U.E.	Public Utility Easement
S.E.E.	Sewer Line Easement
C.A.E.	Cross Access Easement
W.L.E.	Water Line Easement
D.E.	Drainage Easement
731.33	BOOK 731 OF MAPS, PAGE 33

NOTES:

1. CITY OF SCOTTSDALE BENCHMARKS

BRASS CAP MONUMENT SET FLUSH AT THE INTERSECTION OF DESERT MOUNTAIN PARKWAY AND 161TH PLACE IN THE SOUTHWEST CORNER, ENTRANCE OF UNIT 8, DESERT MOUNTAIN (ELEVATION = 3238.05 NAVD 83)

BRASS CAP MONUMENT SET FLUSH AT THE INTERSECTION OF DESERT MOUNTAIN PARKWAY AND HONEY MESQUITE DRIVE IN THE SOUTH BOUND LANE, ENTRANCE OF UNIT 8, DESERT MOUNTAIN (ELEVATION = 3218.00 NAVD 83)

3. PROJECT INFORMATION:

GROSS AREA = 58.193 ACRES

LOTS = 26

GROSS DENSITY = 0.34 UNITS/ACRE

NET DENSITY = 0.39 UNITS/ACRE

MINIMUM LOT SIZE = 0.54 ACRES

LARGEST LOT SIZE = 4.06 ACRES

AVERAGE LOT SIZE = 2.00 ACRES

ZONING = R1-35 ESL (TRACTS B & C ONLY) & R-4R ESL (ALL LOTS)

4. UTILITIES

SEWER:	CITY OF SCOTTSDALE
WATER:	CITY OF SCOTTSDALE
POWER:	ARIZONA PUBLIC SERVICE
GAS:	SOUTHWEST GAS CO.
TELEPHONE:	QWEST
CATV:	DCI CABLEVISION

6. NON-MAG STANDARD STREET NAMES HAVE BEEN APPROVED FOR USE BY THE SAGUARO FOREST BY THE CITY OF SCOTTSDALE.

PRELIMINARY PLAT IS SUBJECT TO THE APPROVED SAGUARO FOREST ENVIRONMENTAL DEVELOPMENT CONCEPT PLAN (M.S.D.C.P.) AMENDMENT

333 PA-2005

20-PP-2005/95-DR-2005
REV: 1/31/2006

ATTACHMENT #4



10550 E. Desert Hills Drive
Scottsdale, Arizona 85262
480-565-4000
FAX 480-565-4250



REV	DATE	BY	REVISIONS



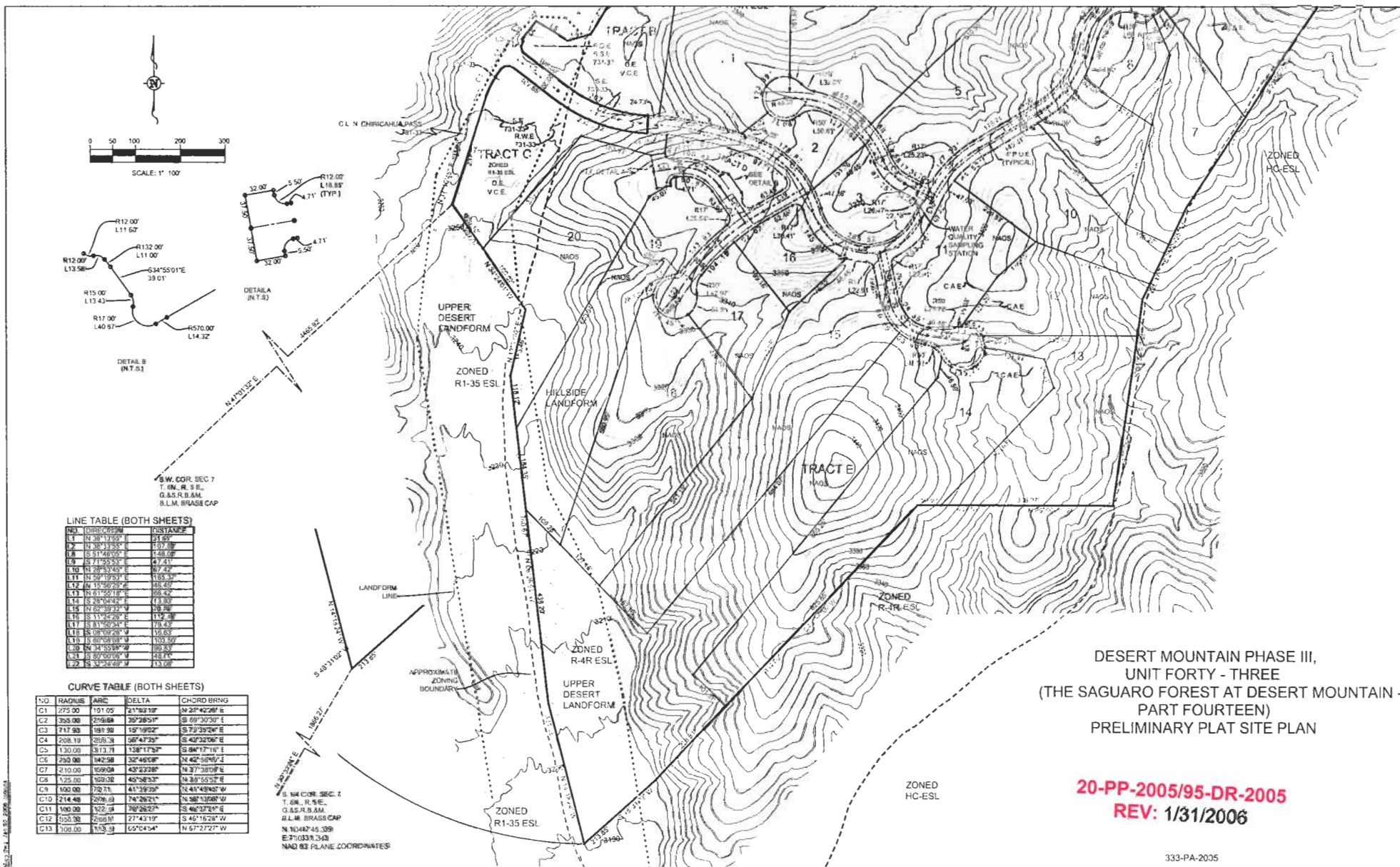
4723 N. 26th Street, Suite 250 Phoenix, AZ 85016-4852
Phone 602-553-8817 Fax 602-553-8917 Web www.cfnat.com

PRELIMINARY

DESIGNED BY	JRS
DRAWN BY	JRS
CHECKED BY	SSV
SCALE	AS SHOWN

DESERT MOUNTAIN, UNIT FORTY-THREE THE SAGUARO FOREST AT DESERT MOUNTAIN
PRELIMINARY PLAT SITE PLAN

PROJECT NO.	46113
DATE SUBMITTED	1/27/06
DATE REV.	1/31/06
4 OF 8	



10000 E. Desert Hills Drive
Scottsdale, Arizona 85262
480-395-4000
FAX 480-595-4258



REV	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



PREPARED BY	JRS
CHECKED BY	JRS
DATE	AS SHOWN

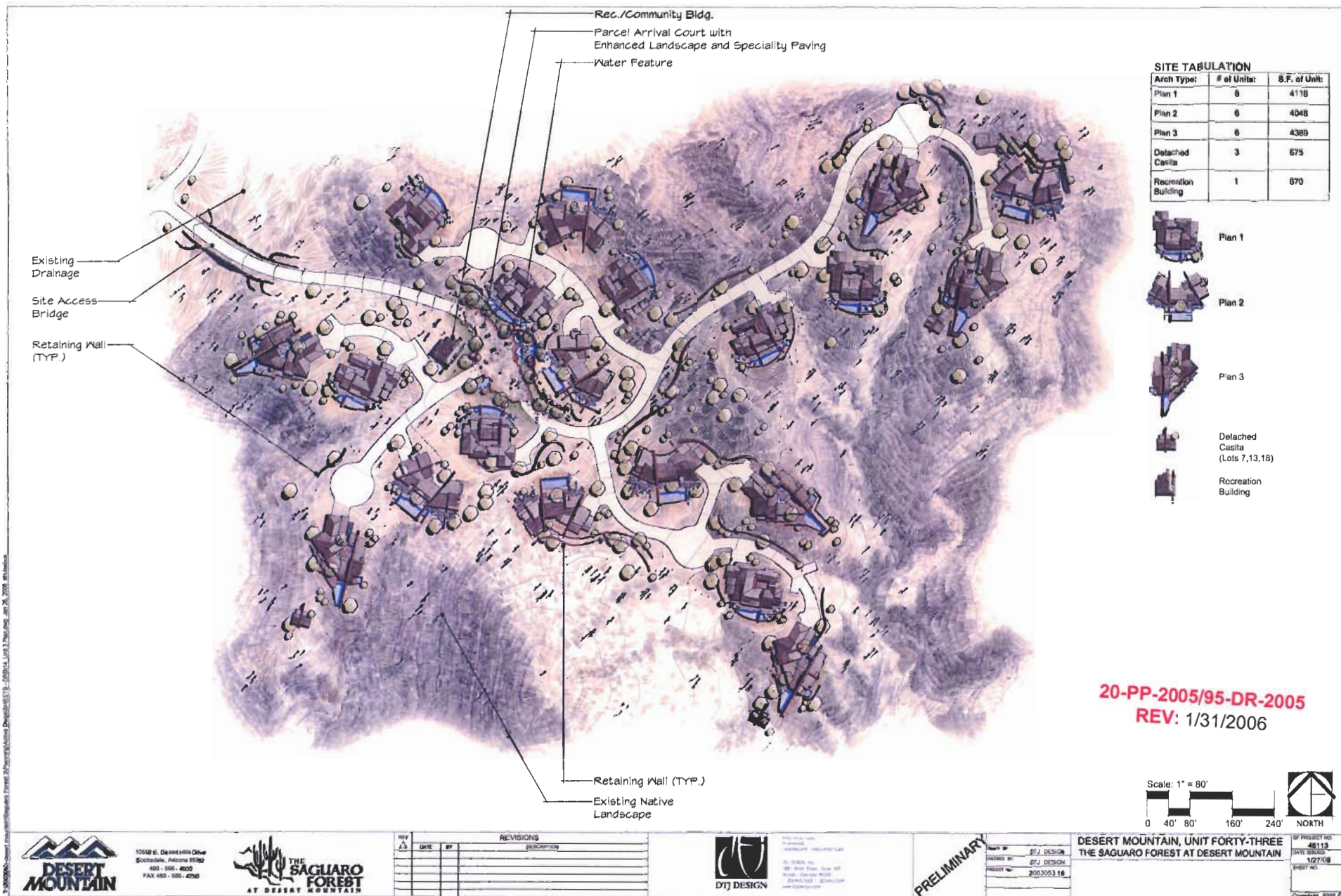
DESERT MOUNTAIN, UNIT FORTY-THREE
THE SAGUARO FOREST AT DESERT MOUNTAIN
**PRELIMINARY PLAT
SITE PLAN**

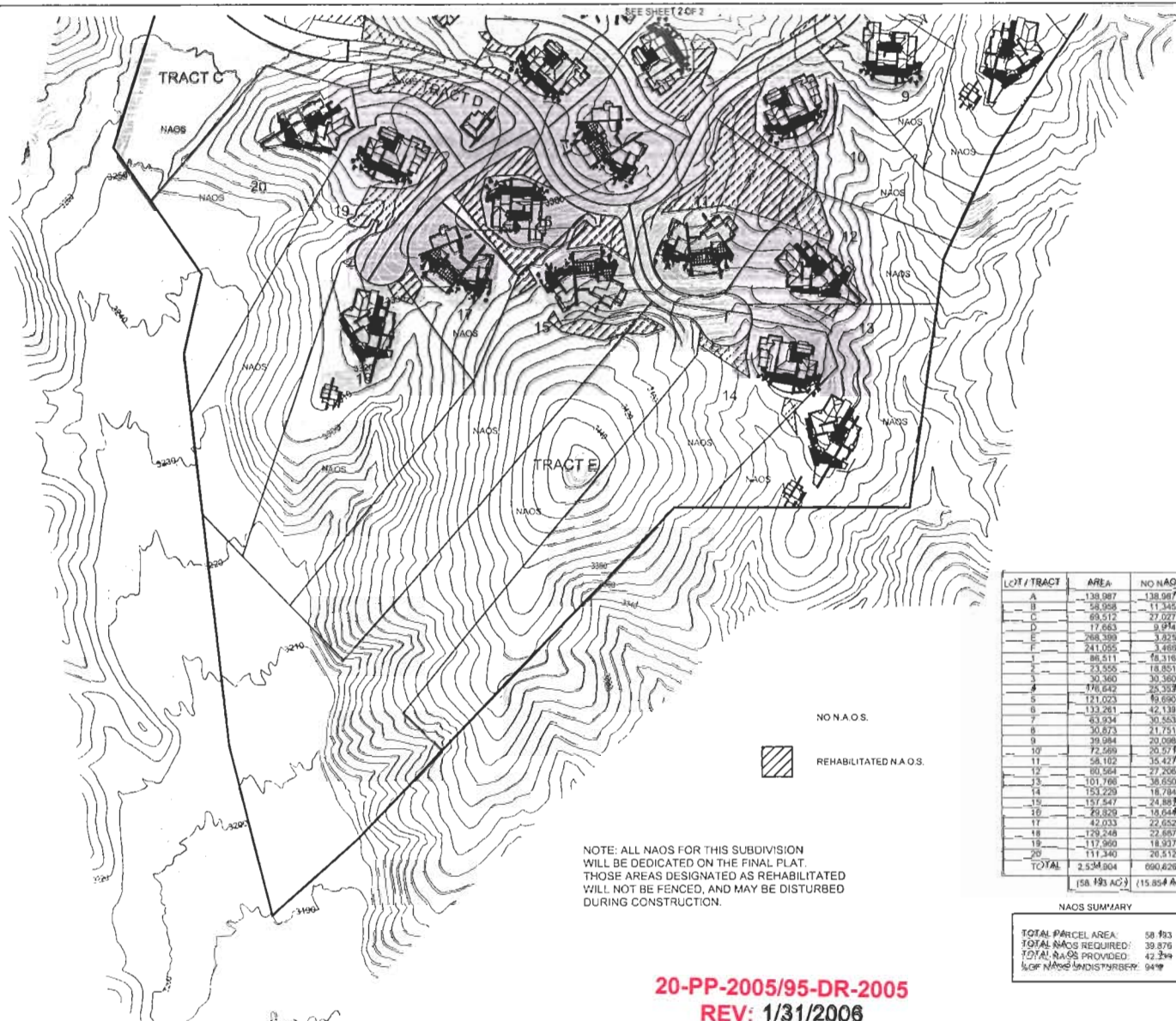
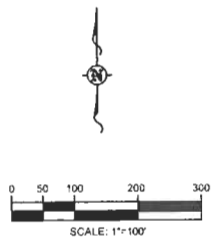
2 OF 3
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333-PA-2005







LOT / TRACT	AREA	NO NAOs	REVEG	NAOs
A	138.987	138.987	0	0
B	58.958	11.345	1.784	47.813
C	69.512	27.027	0	42.485
D	17.683	9.944	5.768	7.769
E	268.380	3.825	1.345	264.574
F	241.055	3.488	327	237.569
1	86.511	18.316	6.181	68.195
2	13.555	18.851	2.734	4.704
3	30.360	30.360	0	0
4	176.642	25.339	2.037	151.266
5	121.023	19.690	11.198	101.333
6	133.281	42.138	133	91.122
7	63.934	30.563	0	33.371
8	30.873	21.751	568	0.122
9	39.984	20.098	595	19.886
10	72.589	20.571	15.529	51.989
11	58.102	35.427	22.687	22.679
12	80.564	27.206	4.298	33.358
13	101.786	36.650	367	63.116
14	753.229	18.784	4.159	134.445
15	157.547	24.883	10.051	122.666
16	29.820	16.644	11.185	11.880
17	42.033	22.652	3.620	19.381
18	129.248	22.667	1.251	106.581
19	117.560	18.337	8.393	99.023
20	111.340	26.512	0	80.828
TOTAL	2,534.804	690.626	188.176	1,844.279
	(58.193 AC)	(15.854 AC)	(4.483 AC)	(42.333 AC)

NAOs SUMMARY

TOTAL PARCEL AREA: 58.193 AC.
 TOTAL NAOs REQUIRED: 39.876 AC.
 TOTAL NAOs PROVIDED: 42.334 AC.
 % OF NAOs UNDISTURBED: 94%

20-PP-2005/95-DR-2005
 REV: 1/31/2006



10550 E. Desert Hills Drive
 Scottsdale, Arizona 85262
 480-359-4000
 FAX 480-359-4250



REV	DATE	BY	REVISIONS
1			OR CONTINUED

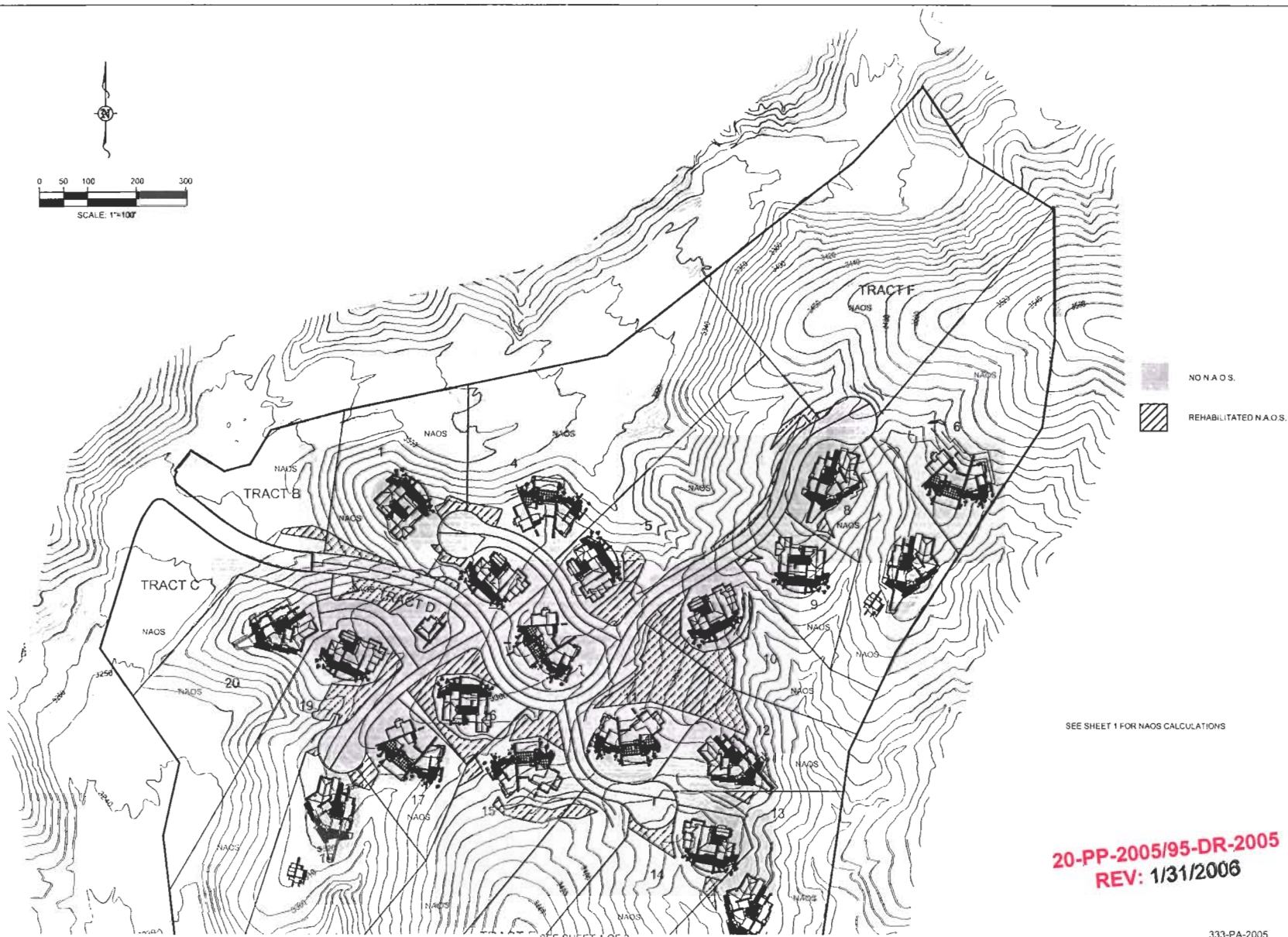
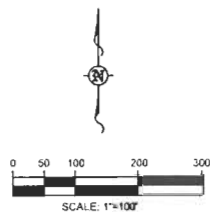


47-22-N 24th Street, Suite 250 Phoenix, AZ 85016-4652
 Phone 602/953-8817 Fax 602/953-8817 Web: www.connett.com

PRELIMINARY

DESIGNED BY: JRS
 DRAWN BY: JRS
 CHECKED BY: BSV
 SCALE: AS SHOWN

333-PA-2005
 DESERT MOUNTAIN, UNIT FORTY-THREE
 THE SAGUARO FOREST AT DESERT MOUNTAIN
**NAOs ANALYSIS AND
 DISTRIBUTION SITE PLAN**
 1 OF 2
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333-PA-2005



10550 E. Desert 148th Drive
 Scottsdale, Arizona 85262
 480-595-4000
 FAX 480-595-1250



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Δ	DATE	BY	DESCRIPTION



4722 N. 24th Street, Suite 250 Phoenix, AZ 85016-4802
 Phone (602) 553-8817 Fax (602) 553-8819 Web www.gflnet.com

PRELIMINARY

DESIGNED BY	JRS
DRAWN BY	JRS
CHECKED BY	SSV
SCALE	AS SHOWN

DESERT MOUNTAIN, UNIT FORTY-THREE
 THE SAGUARO FOREST AT DESERT MOUNTAIN
**NAOS ANALYSIS AND
 DISTRIBUTION SITE PLAN**

PROJECT NO.	48173
DATE REVISION	1/27/06
SHEET NO.	2 OF 2
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LEFT ELEVATION OPTION
SCALE: 1/8"=1'-0"
ONE STORY CASITA &
SIDE LOAD GARAGE



LEFT ELEVATION
SCALE: 1/8"=1'-0"



FRONT ELEVATION OPTION
SCALE: 1/8"=1'-0"
ONE STORY CASITA &
SIDE LOAD GARAGE



FRONT ELEVATION
SCALE: 1/8"=1'-0"

20-PP-2005/95-DR-2005
REV: 1/31/2006



10550 E. Desert Hills Drive
Scottsdale, Arizona 85262
480-486-4000
FAX 480-486-4290



REV	DATE	BY	DESCRIPTION



ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
DTJ DESIGN, INC.
1801 West Street, Suite 100
Boulder, Colorado 80502
1-800-447-7474
www.dtbgroup.com

PRELIMINARY

OWNER:	DTJ DESIGN
DESIGNED BY:	DTJ DESIGN
PROJECT NO.:	2003053.18

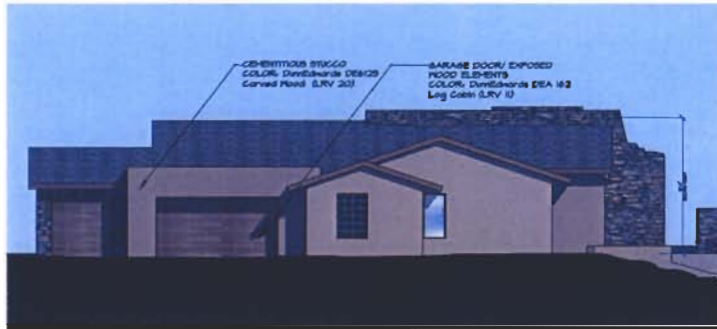
DESERT MOUNTAIN, UNIT FORTY-THREE
THE SAGUARO FOREST AT DESERT MOUNTAIN

PLAN 1

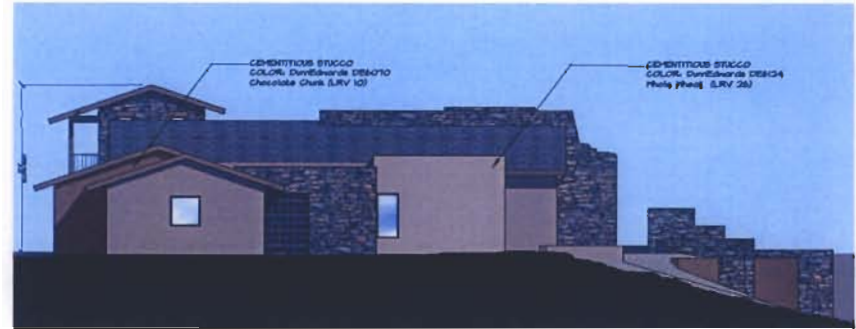
PROJECT NO.	48113
DATE REVISION	1/27/05
SHEET NO.	

20-PP-2005

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○ **RIGHT ELEVATION OPTION**
SCALE: 1/8"=1'-0"
ONE STORY CASITA
SIDE LOAD GARAGE



○ **RIGHT ELEVATION**
SCALE: 1/8"=1'-0"



○ **REAR ELEVATION**
SCALE: 1/8"=1'-0"

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REV: 1/31/2006



10000 E. Cactus Hills Drive
Scottsdale, Arizona 85262
480-365-4009
FAX 480-365-4009



REV	DATE	BY	DESCRIPTION



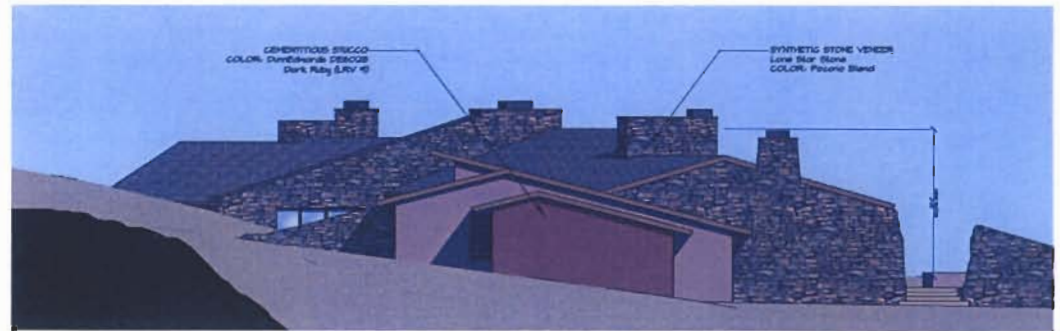
ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
DTJ DESIGN, Inc.
1801 North Scottsdale Road, Suite 100
Scottsdale, Arizona 85258
1.800.445.5001 • 480.445.5001
www.dtydesign.com

PRELIMINARY

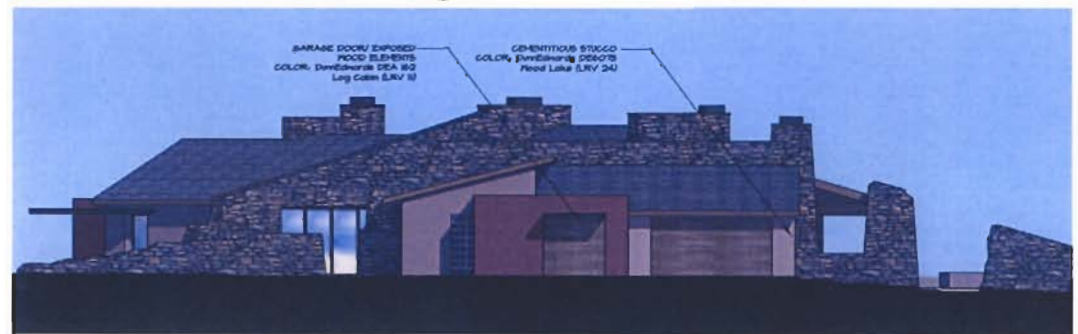
OWNER: DTJ DESIGN
DESIGNER: DTJ DESIGN
PROJECT NO: 2003053.1B

DESERT MOUNTAIN, UNIT FORTY-THREE
THE SAGUARO FOREST AT DESERT MOUNTAIN
PLAN 1

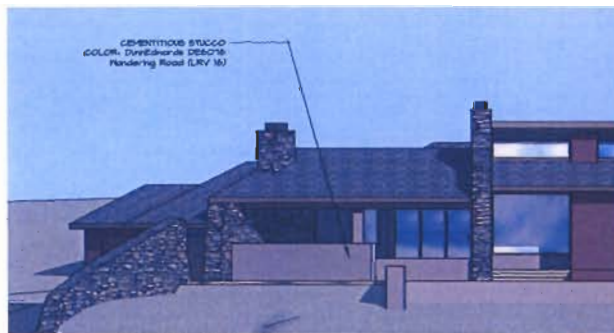
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DATE ISSUED: 1/27/06
SHEET NO: 1



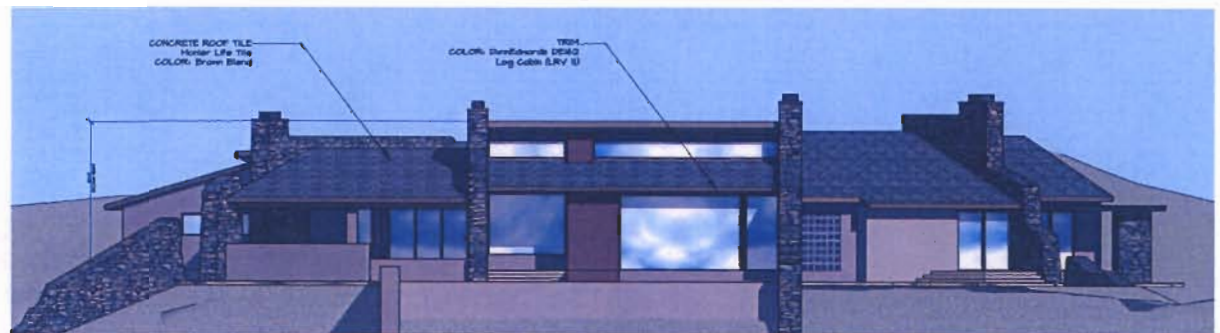
LEFT ELEVATION OPTION
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FRONT LOAD GARAGE



LEFT ELEVATION
SCALE: 1/8"=1'-0"



FRONT ELEVATION OPTION
SCALE: 1/8"=1'-0"
FRONT LOAD GARAGE



FRONT ELEVATION
SCALE: 1/8"=1'-0"



55500 E. Desert Hills Drive
Scottsdale, Arizona 85269
480-355-4700
FAX 480-355-4709



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ARCHITECTURE
LANDSCAPE ARCHITECTURE
DTJ DESIGN, INC.
181 West Street, Suite 101
Scottsdale, Arizona 85269
781.443.1111 F 781.443.1114
www.dtydesign.com

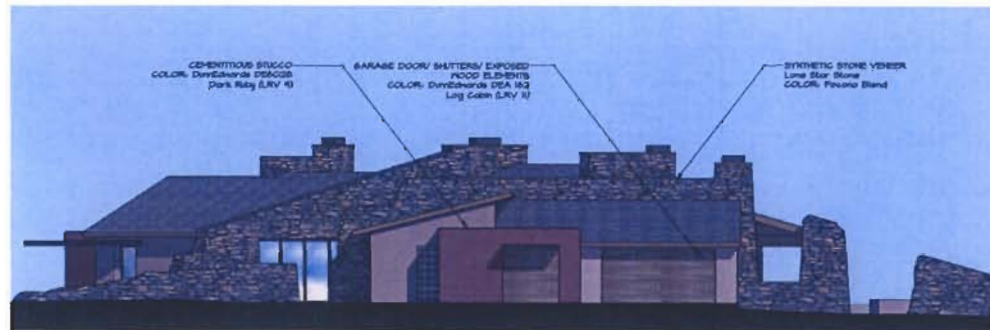
PRELIMINARY

DESIGNED BY	DTJ DESIGN
DRAWN BY	DTJ DESIGN
PROJECT NO.	2003053.16

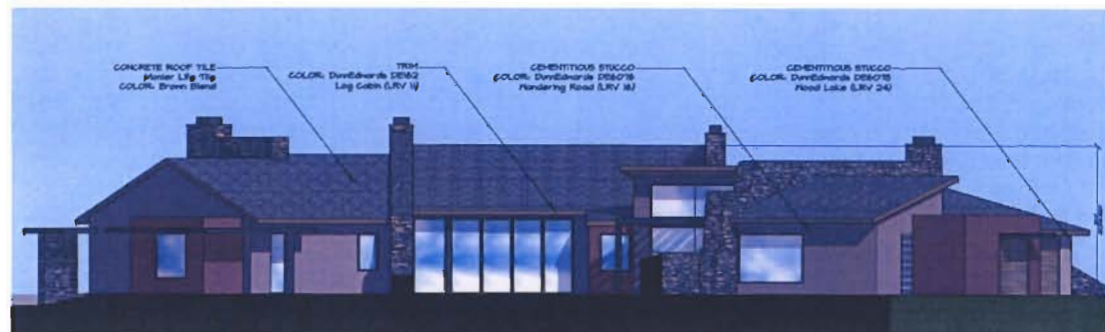
DESERT MOUNTAIN, UNIT FORTY-THREE
THE SAGUARO FOREST AT DESERT MOUNTAIN

PLAN 2

PROJECT NO.	45113
DATE REVISION	12/7/06
SHEET NO.	
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RIGHT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"

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REV: 1/31/2006



10000 E. Desert Hills Drive
Scottsdale, Arizona 85262
480-555-4000
FAX: 480-555-4250



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ARCHITECTURE
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LANDSCAPE ARCHITECTURE
DESIGN
100 West Street, Suite 100
Boulder, Colorado 80501
730.443.5231 F 730.443.7004
www.dtydesign.com

PRELIMINARY

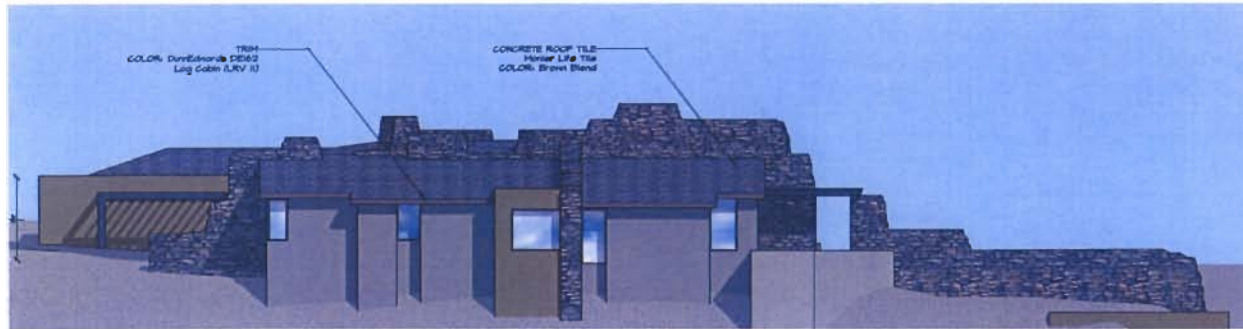
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PROJECT NO: 200505816

DESERT MOUNTAIN, UNIT FORTY-THREE
THE SAGUARO FOREST AT DESERT MOUNTAIN

PLAN 2

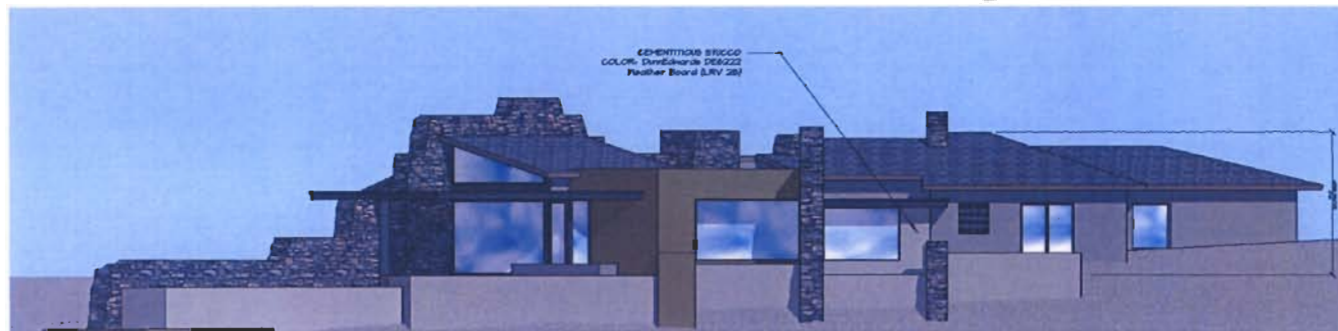
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DATE REVISION: 1/27/06
SHEET NO: 20-PP-2005/95-DR-2005
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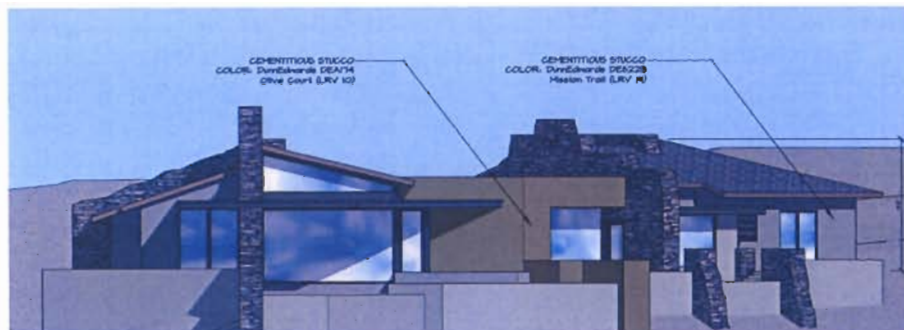
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SCALE: 1/8"=1'-0"



LEFT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION

SCALE: 1/8"=1'-0"



FRONT ELEVATION

SCALE: 1/8"=1'-0"

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10550 E. Desert Hills Drive
Scottsdale, Arizona 85262
480-345-4000
FAX 480-345-4290



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DESIGNER
PLANNING
ARCHITECTURE
Landscape Architecture
222 W. 10th St.
100 West Street, Suite 100
Bozeman, Montana 59702
731.433.3333 / 731.433.3334
www.dtydesign.com

PRELIMINARY

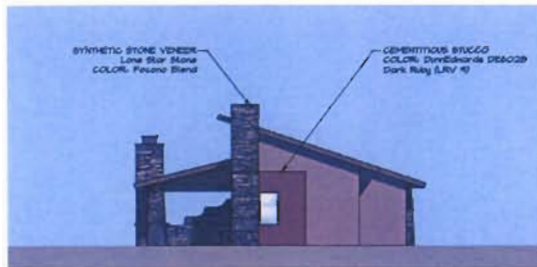
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DRAWN BY:	DTJ DESIGN
PROJECT NO.:	2003055.18

DESERT MOUNTAIN, UNIT FORTY-THREE
THE SAGUARO FOREST AT DESERT MOUNTAIN

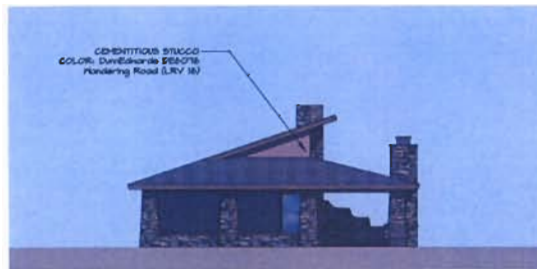
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PROJECT NO.	40113
DATE ISSUED	1/27/06
DRAWN BY	
CHECKED BY	

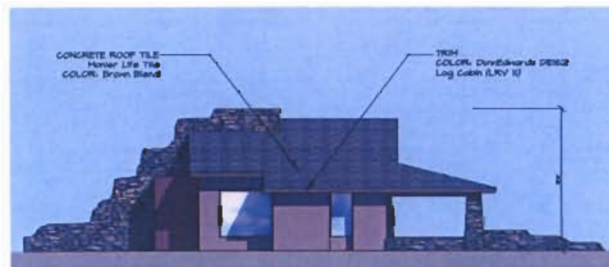
20-PP-2005



RIGHT ELEVATION
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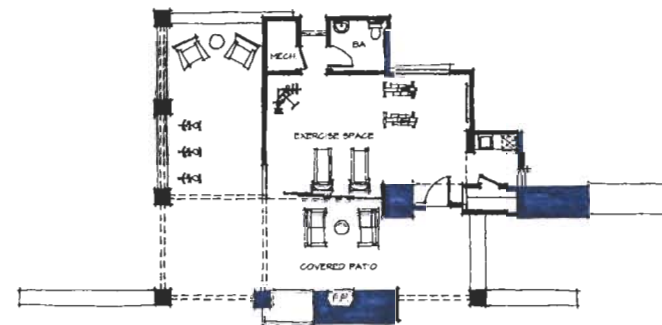
LEFT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/8"=1'-0"



FLOOR PLAN
SCALE: 1/8"=1'-0"

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REV: 1/31/2006



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Scottsdale, Arizona 85262
480-595-4000
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1801 N. 10th Street, Suite 100
Phoenix, Arizona 85016
505.444.7000
www.dtydesign.com

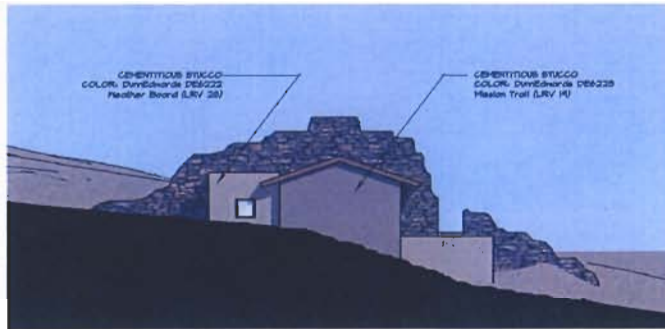
PRELIMINARY

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PROJECT NO.	2003055.115

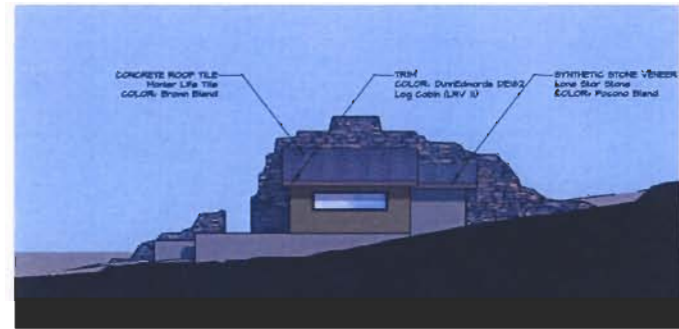
DESERT MOUNTAIN, UNIT FORTY-THREE
THE SAGUARO FOREST AT DESERT MOUNTAIN

COMMUNITY BUILDING

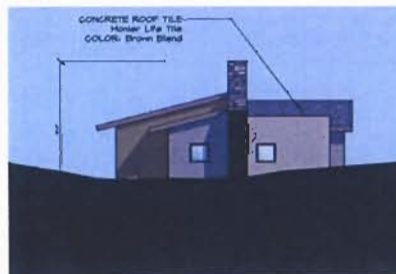
OF PROJECT NO.	48113
GATE NUMBER	12709
SHEET NO.	



LEFT ELEVATION
SCALE: 1/8"=1'-0"



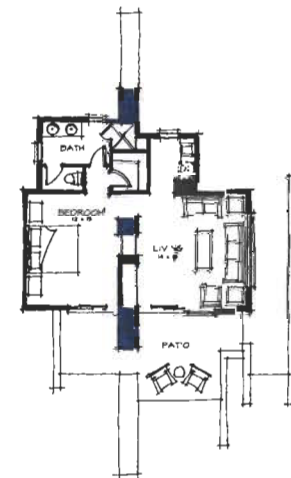
RIGHT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/8"=1'-0"



FLOOR PLAN
SCALE: 1/8"=1'-0"

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REV: 1/31/2006



19550 E. Desert Hills Drive
Scottsdale, Arizona 85262
480-595-4000
FAX 480-595-4292



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ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
DTJ DESIGN, INC.
1881 West Street, Suite 105
Scottsdale, Arizona 85257
T 480.443.7333 F 480.443.7334
www.dtydesign.com

PRELIMINARY

DESIGNED BY:	DTJ DESIGN
DRAWN BY:	DTJ DESIGN
PROJECT NO.	2003053.16

**DESERT MOUNTAIN, UNIT FORTY-THREE
THE SAGUARO FOREST AT DESERT MOUNTAIN**
CASITA

PROJECT NO.	48113
DATE ISSUED	1/27/06
SHEET NO.	
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Desert Mountain Phase III Unit Forty-three
west on N. Chiricahua Pass, north of E. Grapevine Pass.
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- | | |
|--|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, _____. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>600</u> AT <u>500</u> GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.</p> <p><input type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input type="checkbox"/> 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____(NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 15. Start spacing for fire hydrants from furthest building pads</p> |
|--|---|

ATTACHMENT A

Stipulations for Case: 20-PP-2005
Case Name: Desert Mountain Phase III, Unit Forty-Three
(The Saguaro Forest @ Desert Mountain – Part 14)

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Gannett Fleming, dated 01/31/06 by City staff.
- b. The Master Environmental Design Concept Plan (MEDCP) for Desert Mountain.
- c. The Design Standards and Policies Manual (DS&PM).

Planning Documents

- d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by DTJ Design, dated 01/31/06 by City staff.
- e. Cuts and fills, including size, and location shall be installed to be consistent with the Cut and Fill exhibit submitted by Gannett Flemming, dated 01/31/06 by City staff.
- f. The Conceptual Walls Design by DTJ Design, dated 01/31/06 by City staff.
- g. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by Gannet Flemming, dated 01/31/06 by City staff.

Engineering Documents

- h. The Circulation Master Plan for Saguaro Forest#12; prepared by Gilbertson & Associates.
- i. Preliminary Drainage Report for Saguaro Forest, Ph III unit 43; prepared by Gannett Fleming, Inc., dated November 4, 2005.
- j. Preliminary Grading and Drainage Plan for Saguaro Forest, Ph III unit 43; prepared by Gannett Fleming, Inc., dated November 4, 2005.
- k. Water System Basis of Design Report for Saguaro Forest#12; prepared by Stanley Consultants, dated May 2004.
- l. Wastewater System Basis of Design Report for Saguaro Forest#12; prepared by Stanley Consultants, dated August 2004.

Relevant Cases

- m. At the time of review, the 95-DR-2005 Development Review Board case for this site is in review and approval.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.
5. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.

Ordinance

- A. *All development shall conform to the amended standards as approved under case #31-ZN-1992.*

STREET DEDICATION REQUIREMENTS**Ordinance**

- B. The developer shall provide the following street rights-of-way:

STREET NAME	STREET TYPE	R.O.W. DEDICATION
All Internal Street (Private)	Local Residential	40' Tract (full width) – per ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street

Easements**DRB Stipulations**

6. Vista Corridor
 - a. All watercourses with a 100-year peak flow rate of 750 cfs or greater, shall be dedicated as Vista Corridors on the final plat. Each Vista Corridor shall be established by a continuous scenic easement. The minimum width of the Vista Corridor easement shall be one hundred feet and shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses.
 - b. All Vista Corridors shall be left in a natural state unless disturbed by infrastructure improvements as approved by the Development Review Board.
7. Trail Easement:
 - a. Prior to final plan approval, the developer shall provide a Trail and dedicate public trail easement. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
8. Sight Distance Easements
 - a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

- b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.
- 9. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Chiricahua Pass Road except at the approved driveway location.
- 10. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.
- 11. Emergency Access Easement:
 - a. Need to provide a 28 foot Emergency Access Easement over all Private Roadways and all Shared Private Extended Access ways.

Ordinance

- C. Drainage Easement:
 - (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.
- D. Waterline and Sanitary Sewer Easements:
 - (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.
- E. Vista Corridor Easements:
 - (1) All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.
- F. Public Utility Easement:
 - (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.
- G. An Natural Area Open Space Easement (NAOS):
 - (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS

Other

DRB Stipulations

- 12. Well Site Dedication:
 - a. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the City shall be: (1) conveyed by a general warranty deed, and (2) accompanied by a title policy in favor of the City, both to the satisfaction of city staff as designated by the Asset Management Coordinator.

Final Improvement Plan Requirements

PLANNING

Gate House Design And Amenity Feature Design

DRB Stipulations

13. The face of the service entrance section(s), if exterior, shall be flush with the building façade and painted to match the building.
14. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
15. All exterior conduit and raceways shall be painted to match the building.
16. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.

Ordinance

- H. All paint colors shall not exceed a light reflective value of thirty-five (35). All paint colors shall not exceed a value of six (6) or chroma of six (6) as indicated in the Munsell Book of Color on file in the Planning Department.

Walls, And Fence Design

DRB Stipulations

17. All walls shall match the architectural color, materials and finish used for the residential buildings in this project, as approved in case 9-DR-2005.
18. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.

Natural Area Open Space (NAOS)

DRB Stipulations

19. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
20. NAOS shall not be dedicated within 5-feet of any building
21. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
22. NAOS areas dedicated within 5-feet of any wall shall considered revegetated NAOS.

Landscape Design

DRB Stipulations

23. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
24. Salvaged vegetation shall be incorporated into the landscape design.
25. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.

26. All plants that are outside enclosed areas must be from the approved City of Scottsdale Indigenous Plants for Environmentally Sensitive Lands plant list.
27. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

Exterior Lighting Design

DRB Stipulations

28. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
29. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, path and landscape lighting.
30. Incorporate into the project's design, the following:
 - Gate House Design And Amenity Feature Design
 - a. Fixtures shall be a flat black or dark bronze finish.
 - b. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.
 - Landscape Lighting
 - c. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
 - d. Fixtures shall be a flat black or dark bronze finish.
 - e. Landscaping lighting shall only be utilized to accent plant material.
 - f. All landscape lighting directed upward, shall be aimed away from property line.
 - g. The landscape lighting lamp shall be an incandescent or halogen incandescent source.
 - Path lighting
 - h. Path light fixtures shall meet all IESNA requirements for cutoff.
 - i. Fixtures shall be a flat black or dark bronze finish.
 - j. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

Ordinance

- I. The landscape light lamps shall not exceed 15 watts.
- J. Building mounted lighting shall not exceed a height of 6-feet.
- K. The path light lamps shall not exceed 50 watts for incandescent and florescent lighting sources, 25 watts for halogen lighting sources, 10 watts for metal halide lighting sources, and 1 watt for LED lighting sources.

Additional Planning Items

DRB Stipulations

31. Flagpoles, if provided, shall be one piece, conical, and tapered.
32. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

ENGINEERING

Drainage And Flood Control**DRB Stipulations**

33. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
 - a. Any conceptual or substantial changes not consistent with the Saguaro Forest 12 Master Drainage Plan; prepared by Gilbertson & Associates, shall require an addendum to this Master Drainage Plan, subject to review and approval by the city staff.
 - b. Addendum generated shall be added to the appendix of the Saguaro Forest 12 Final Drainage Report.
 - c. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
- L. Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of this Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
34. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
35. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Sideslopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a sideslope that does not exceed 4:1.
36. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
37. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
38. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
39. Provide positive drainage away from walks and curbs along all streets.
40. Riprap shall be indigenous stone.
41. All exposed cut and fill shall be treated with eonite or equivalent.

Ordinance

- M. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.

- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
- (4) Off-site runoff must enter and exit the site as it did historically.
- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- N. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- O. Other Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not allowed.
- P. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design

DRB Stipulations

42. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
All Internal Street (Private)	Local Residential	40' Tract (full width) – per ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street		

43. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual, and the approved Circulation Master Plan.
- a. Security gates shall be located a minimum distance of 75 feet from the adjacent street. An automobile turn-around shall be provided between the gate and the street (minimum width of 50 feet).
 - b. The minimum width of one-way ingress and egress lanes shall be 16 feet (excluding curb and gutter) with 20 feet of drivable surface provided (including shoulder or sidewalk).
 - c. A separate pedestrian access shall be provided around the gated vehicular entrance.
44. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
45. Roadways shall include left and right turn lanes, deceleration lanes, and median breaks as conceptually identified in the approved Circulation Master Plan, unless otherwise approved by the City of Scottsdale Transportation Department General Manager.
46. The developer shall contact the City's Transit Coordinator with the Transportation Department at 480-312-7696 about all transit facilities required to be constructed with the proposed development, including the construction of bus shelters.

Ordinance

- Q. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

Trails And Paths**DRB Stipulations**

47. Before any certificate of occupancy is issued for the site, the developer shall construct a public trail within the public trail easement. The trail shall be buffered from parking areas and from vehicles as much as possible.
48. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
49. The developer shall construct all public trails location per the MEDCP in accordance with the DS&PM.
50. The developer shall construct all public paths (sidewalks) per the MEDCP along all internal streets in accordance with the MAG Standard Details as determined by the Plan Review Staff.
51. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

Refuse**DRB Stipulations**

52. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

- R. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- S. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

53. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - Identify the timing of and parties responsible for construction of all water facilities.
 - Include a complete description of requirements relating to project phasing.
 - Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.

54. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Clearly identify water sampling station locations as applicable.
55. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
56. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
57. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Water

Ordinance

- T. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater

Ordinance

- U. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Bridge/Wash Crossing And Head Wall Design

DRB Stipulations

58. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.
59. Bridges:
- a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
 - b. Bridge (or other crossings) finish shall match that as shown in the Master Environmental Design Concept Plan for Desert Mountain.

Ordinance

- V. All bridge designs shall be in conceptual conformance to the City of Scottsdale Design Manual and approved by Project Review Staff.

Additional Engineering Items**DRB Stipulations**

60. "Street bubbles" shall be designed in conformance with Figure 3.1-25 of the city's Design Standards and Policies Manual; the 55' radius bubble shall be used unless the engineer can demonstrate that this is not possible due to other constraints.

Construction Requirements

As-Builts**DRB Stipulations**

61. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
62. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
63. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
64. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

**Stipulations for Case:
Desert Mountain Phase III, Unit 43
(The Saguaro Forest at Desert Mtn. – Part 14)
95-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by DTJ Design, dated 01/31/06 by City staff.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Gannett Flemming, dated 01/31/06 by City staff.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by DTJ Design, dated 01/31/06 by City staff.
 - d. Cuts and fills, including size, and location shall be installed to be consistent with the Cut and Fill exhibit submitted by Gannett Flemming, dated 01/31/06 by City staff.
 - e. The Conceptual Walls Design by DTJ Design, dated 01/31/06 by City staff.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

Ordinance

- A. All paint colors shall not exceed a light reflective value of thirty-five (35). All paint colors shall not exceed a value of six (6) or chroma of six (6) as indicated in the Munsell Book of Color on file in the Planning Department.

LANDSCAPE DESIGN:**DRB Stipulations**

10. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
11. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

12. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
13. The individual luminaire lamp shall not exceed 50 watts.
14. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 16 feet.
15. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
16. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
17. Incorporate into the project's design, the following:

Building Mounted Lighting:

- a. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- b. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

Landscape Lighting

- c. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- d. Landscaping lighting shall only be utilized to accent plant material.
- e. All landscape lighting directed upward, shall be aimed away from property line.
- f. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

18. No exterior vending or display shall be allowed.
19. Flagpoles, if provided, shall be one piece, conical, and tapered.
20. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- B. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were:
20-PP-2005, and 31-ZN-1992.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

21. The Circulation Master Plan for Saguaro Forest#12; prepared by Gilbertson & Associates.
22. Preliminary Drainage Report for Saguaro Forest, Ph III unit 43; prepared by Gannett Fleming, Inc., dated November 4, 2005.
23. Preliminary Grading and Drainage Plan for Saguaro Forest, Ph III unit 43; prepared by Gannett Fleming, Inc., dated November 4, 2005.
24. Water System Basis of Design Report for Saguaro Forest#12; prepared by Stanley Consultants, dated May 2004.
25. Wastewater System Basis of Design Report for Saguaro Forest#12; prepared by Stanley Consultants, dated August 2004.

Relevant Cases

26. At the time of review, the 95-DR-2005 DRB case for this site is in review

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

27. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
28. Demonstrate consistency with the approved master drainage plan and report.
 - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
29. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
 - c. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- C. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.

- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- D. Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of this Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- E. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- F. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- G. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
All Internal Street (Private)	Local Residential	40' Tract (full width) – per ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street		

DRB Stipulations

30. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.
31. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

Ordinance

- H. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

32. The developer shall design the dead-end parking aisle in general conformance with the included detail.

Ordinance

- I. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
20' Water and/or Sewer Esmt.s with in a Tract	Water ,and/or sewer line easements
1'VNAE	1' VNAE along Chiricahua Pass Road

DRB Stipulations

33. Trail Easement:

- a. Prior to final plan approval, the developer shall dedicate a minimum 15-foot wide public trail easement. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide public trail within the easement. The trail shall be buffered from parking areas and from vehicles as much as possible. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
- b. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff. Sight Distance Easements:

34. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

35. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Chiricahua Pass Road except at the approved driveway location.

36. Well Site Dedication:

- a. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the City shall be: (1) conveyed by a general warranty deed, and (2) accompanied by a title policy in favor of the City, both to the satisfaction of city staff as designated by the Asset Management Coordinator.

37. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

J. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

K. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

L. Vista Corridor Easements:

- (1) All vista corridor easements, drainage easements and easements for stormwater storage shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

M. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:

DRB Stipulations

38. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

N. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

O. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

39. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

40. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- P. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

41. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

BRIDGES:**DRB Stipulations**

42. Bridges:
- a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
 - b. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to City staff approval, for structural review.

CONSTRUCTION REQUIREMENTS**DRB Stipulations****As-Built Plans.**

43. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- Q. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]